



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF
STATE PLANNING COORDINATION

June 17, 2004

Mr. James L. Galvin, Jr., AICP
Director, Planning and Inspections
City of Dover
P.O. Box 475
Dover, DE 19903-0475

RE: PLUS review – PLUS #2004-05-07; City of Dover – 1021 College Road

Dear Mr. Galvin:

Thank you for meeting with State agency planners on May 27, 2004 to discuss the proposed rezoning to be located at 1021 College Road.

According to the information received, Tony Ashburn & Son, Inc. is seeking to rezone 5.7 acres located at 1021 College Road from R-8 to CPO for the purpose of building professional office buildings. As mentioned in the meeting, this rezoning would be inconsistent with the current City of Dover Comprehensive Plan.

The purpose of this review was to discuss the proposed rezoning of this property. At the time of the meeting, no site plan was available to determine the placement of the proposed buildings. While some agencies commented on proposed development, these comments should be taken as initial comments and the City should be aware that if the City amends their comprehensive plan and allows development on this property, the site plan may be required to go through the PLUS process. At that time, agencies will give more detailed comments regarding the proposed development.

This office has received the following comments from State agencies:

State Planning Coordination – Contact David Edgell 739-3090

The State Planning Office notes that this rezoning is being considered by PLUS because it is inconsistent with the City's Certified Comprehensive Plan and does not fall under the criteria of a "minor variation" as per Dover's PLUS MOU. The project is currently located within Dover's municipal boundaries, and is in an "Investment Level 1" area of the June 3, 2004 State Strategies for Policies and Spending, which has been approved by

the Cabinet Committee on State Planning Issues. This designation represents the highest priority for State investment in infrastructure to support development and redevelopment in these urban or urbanizing areas.

Our office has no objection to the City's consideration of a plan amendment and potential rezoning for this parcel, and notes that land use authority within each local jurisdiction has been delegated to and is the responsibility of that jurisdiction. With that said, based on the presentation at the PLUS meeting it appears that the current comprehensive plan designation of "residential" is well conceived and compatible with adjacent uses and the future development patterns envisioned in the area.

We appreciate the City's presentation at the PLUS meeting, and support the current policy of reviewing applications for comprehensive plan amendments on a bi-annual basis.

State Historic Preservation Office (SHPO) – Contact: Anne McCleave 739-5685

There is currently an old house and some outbuildings on the parcel. While these buildings do not appear to be eligible for the National Register of Historic Places, SHPO would prefer that the parcel remain residential.

Department of Transportation – Contact: Bill Brockenbrough 760-2109

The Department of Transportation had no comments regarding the rezoning of this property; however, they offered the following comments regarding proposed development of this parcel, now or in the future.

- DART First State Bus Route 113 stops at the intersection of College Road and McKee Road. It is recommended that the developer be required to extend the sidewalk that exists in front of the McKee Crossing building westward for the length of the site frontage to encourage walking and the use of transit.
- If development is approved on this site, the developer should coordinate with the DelDOT Subdivision Manager, Mr. George Shaw, to determine what will be required regarding the site entrance.

The Department of Natural Resources and Environmental Control – Contact: Kevin Coyle 739-3091

DNREC stated that they have no comments regarding the rezoning of this proposed parcel and noted that it is the City's decision as to whether the comprehensive plan should be amended to allow this rezoning.

Department of Agriculture - Contact: Mark Davis 739-4811

June 17, 2004

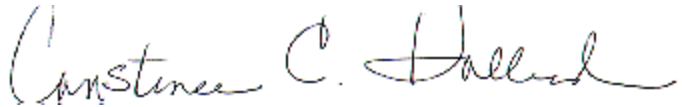
Page 3 of 3

No comments were made regarding the change of zone; however, if development is approved on this site, the following should be considered:

- A forested buffer is required between the proposed subdivision and all adjacent properties in active agricultural use. In addition, a forest buffer should be maintained for those pre-existing residential properties and along all streams, wetlands, and rivers that border proposed construction.
- Any development proposed should be accompanied by a diverse landscape plan that uses Delaware native tree and shrub species and encourages the “Right Tree for the Right Place” concept.

Thank you for the opportunity to discuss this project with you and your staff. The State looks forward to working with you on this issue. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in dark ink, reading "Constance C. Holland". The signature is fluid and cursive, with the first name "Constance" being more prominent.

Constance C. Holland, AICP
Director